

# Cumbrian Properties

## 29 Pennington Drive, Kingstown



**Price Region £335,000**

**EPC-C**

Detached property | Conservatory  
2 receptions | 4/5 bedroom | 2 bathrooms  
Kitchen & utility | Landscaped rear garden & parking

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A four bedroom, two bathroom, detached property with conservatory and converted garage providing a fifth bedroom, if required. The well-presented accommodation briefly comprises entrance hall, cloakroom, lounge, dining room with archway to the integrated kitchen and patio doors to the conservatory, utility room and office – formerly the garage – which could provide a ground floor double bedroom, if required. To the first floor there are two double bedrooms, two single bedrooms, master en-suite shower room and family bathroom. Tarmac driveway to the front of the property providing parking for multiple vehicles along with a lawned garden and mature, landscaped rear garden with lawn and gravelled seating area. Situated to the north of the River Eden in close proximity to an abundance of amenities including shops, schools, supermarkets, pharmacy, Bannatynes Health Club, and public transport links.

The accommodation with approximate measurements briefly comprises:

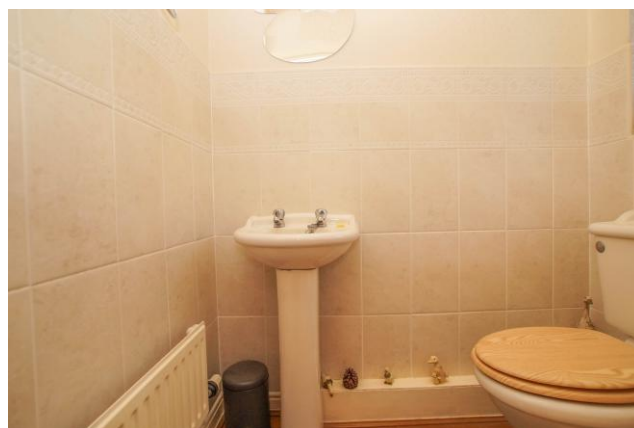
**Front door into entrance hall.**

**ENTRANCE HALL** UPVC double glazed window to the front, radiator, coving to the ceiling, wood flooring, staircase to the first floor, doors to cloakroom and lounge.

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Part tiled walls, radiator, wood flooring, panelled ceiling and UPVC double glazed frosted window to the front.



ENTRANCE HALL



CLOAKROOM

**LOUNGE (14' x 12'5)** UPVC double glazed window to the front, two radiators, coving to the ceiling, fireplace housing a coal effect fire, understairs storage area and double doors to the dining room.



LOUNGE

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**DINING ROOM (9' x 9' max)** Radiator, wood flooring, archway to the kitchen and double glazed sliding patio doors to the conservatory.



DINING ROOM

**CONSERVATORY (10' x 10' max)** UPVC double glazed windows and French doors opening on to the garden, wood flooring and electric radiator.



CONSERVATORY

**KITCHEN (10'5 x 9'5)** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, five ring gas hob with extractor hood above, eye-level oven and grill, integrated dishwasher, integrated fridge, wood effect vinyl flooring, UPVC double glazed window to the rear and door to the utility room.



KITCHEN

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**UTILITY ROOM (9'5 x 5' max)** Fitted cupboards and worksurface incorporating a one and a half bowl sink unit with mixer tap, plumbing for washing machine, Worcester gas boiler (approx. 2 years old), wood effect vinyl flooring, radiator, UPVC double glazed window to the side, UPVC door to the rear garden and door to the office.



UTILITY ROOM

**OFFICE (18' max x 8')** Formerly the garage which has been converted to provide an office, equally suitable as bedroom 5 with UPVC double glazed window to the front, radiator and UPVC double glazed frosted door to the side.



OFFICE

**FIRST FLOOR LANDING** Loft access, doors to bedrooms and family bathroom.

**BEDROOM 1 (14' max x 12'5)** UPVC double glazed window to the front, built-in storage cupboard, radiator and door to the en-suite shower room.



BEDROOM 1

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**EN-SUITE SHOWER ROOM (6' x 6' max)** Three piece suite comprising WC, wash hand basin and corner shower cubicle. Part tiled walls, tiled flooring, panelled ceiling, radiator and UPVC double glazed window to the front.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (10' x 9' max)** UPVC double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (9' max x 9' max)** UPVC double glazed window to the rear and radiator.



BEDROOM 3

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**BEDROOM 4 (9' max x 7')** UPVC double glazed window to the front and radiator.



BEDROOM 4

**FAMILY BATHROOM (6'5 x 6'5)** Three piece suite comprising WC, vanity unit wash hand basin and electric shower above panelled bath. Radiator, part tiled walls, tiled flooring, panelled ceiling and UPVC double glazed frosted window to the rear.



FAMILY BATHROOM

**OUTSIDE** Driveway parking to the front of the property for multiple vehicles along with a lawned area, gravelled borders and an additional outside tap. Well-maintained, mature rear garden incorporating lawn, gravelled seating area and paths, elevated flower beds housing a variety of shrubs, bushes and trees, and gated access to the side of the property which is laid to bark chippings with an outside tap.

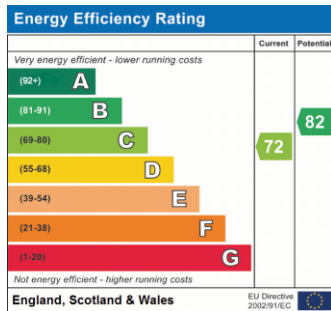


GARDEN

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.



**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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